

MARYLAND HISTORICAL TRUST  
DETERMINATION OF ELIGIBILITY FORM

NR Eligible: yes ☐  
no ☐

Property Name: 753-763 W. Fayette Street Inventory Number: B-2704  
Address: 753-763 W. Fayette Street Historic district: X yes ☐ no  
City: Baltimore Zip Code: 21201-1111 County: Baltimore City  
USGS Quadrangle(s): Baltimore West  
Property Owner: Various Tax Account ID Number: N/A  
Tax Map Parcel Number(s): 0000 Tax Map Number: 4  
Project: Red Line Project Agency: Maryland Transit Administration  
Agency Prepared By: EAC/Archaeology, Inc.  
Preparer's Name: Benjamin Roberts Date Prepared: 3/19/2012  
Documentation is presented in: Enoch Pratt Library--Maryland Room, ProQuest Historical Newspapers Database, Sanborn Fire Insurance Maps, Commission for Historical & Architectural Preservation (CHAP)  
Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended  
Criteria: A B C D Considerations: A B C D E F G  
*Complete if the property is a contributing or non-contributing resource to a NR district/property:*  
Name of the District/Property: \_\_\_\_\_  
Inventory Number: \_\_\_\_\_ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no  
Site visit by MHT Staff ☐ yes ☒ no Name: \_\_\_\_\_ Date: \_\_\_\_\_

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description

The buildings at 755, 757, 759, 761, and 763 W. Fayette Street consist of four brick rowhouses and one commercial building at the southeast corner of N. Fremont Avenue and W. Fairmount Avenue; they are being evaluated as a single historic district. The buildings are on a north-south orientation and face north onto W. Fayette Street. The buildings were constructed directly up to their facing concrete sidewalks. The first floor façade and west elevation of 763 W. Fayette Street are extensively altered.

The three-story rowhouse at 755 W. Fayette Street was constructed in circa 1860; it alludes to a modest interpretation of the Italianate style. The building has a raised basement. With an irregular plan, it is made of brick with finer bricks of stretcher courses applied to the façade. The basement level elevation is clad with marble. The shed roof is covered with bituminous material. The asymmetrical façade has three bays. The primary entrance is located at the east bay, and consists of a single wood paneled door with a transom above, and a molded and segmental arched door surround. The door is accessed by marble steps with iron handrails. A light fixture is mounted on the wall to the west of the entrance. There are ten window openings at the façade. Each opening has replacement vinyl-clad double-hung sash window units. Except for those at the basement level, the windows at

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒  
Criteria: A B C D Considerations: A B C D E F G

MHT Comments:

[Signature]  
Reviewer, Office of Preservation Services

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Reviewer, National Register Program

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the façade have jack arch lintels and masonry sills. The roofline at the façade is capped with a projecting metal cornice with crown molding and scrolled brackets. The west elevation abuts against the adjacent building. The east elevation shows the former location of the now-demolished 753 W. Fayette Street; a set of angled iron beams currently provides support for the wall which is covered in tattered tarp. This elevation also has a stepped parapet. The south (rear) elevation has a brick shed roof wing with a single wood replacement door and a non-original plain door surround. Above the entrance is a vinyl-clad double-hung sash window with a simple brick sill. There are no other features at this elevation. The east end of this elevation, however, has the brick remnants of the demolished building next door.

The three-story Italianate-influenced rowhouse at 757 W. Fayette Street was constructed in circa 1860. The building has a raised basement. With an irregular plan, it is made of brick with finer bricks of stretcher courses applied to the façade. The shed roof is clad with bituminous material. The asymmetrical façade has three bays. The primary entrance is located at the west bay, and consists of a single wood paneled door with an arched transom above, and a rectangular door surround with pilasters. A light fixture is mounted on the wall to the east of the entrance. There are eight window openings at the façade; each opening has replacement vinyl-clad double-hung sash window units. The windows at the façade all have jack arch lintels and masonry sills. The basement level windows have been sealed. The roofline at the façade is capped with a projecting metal cornice with molding covered with sheet metal; there are no other remnants left of the cornice. The west and east elevations abut the adjacent building. The south (rear) elevation has a wing clad with vinyl siding. The wing has replacement fenestration with vinyl-clad double-hung sash windows.

The three-story Italianate-inspired rowhouse at 759 W. Fayette Street was constructed in circa 1860. The building has a raised basement. With an irregular plan, it is made of brick with finer bricks of stretcher courses applied to the façade. The shed roof is clad with bituminous material. The asymmetrical façade has three bays. The primary entrance is located at the east bay, and consists of a single wood paneled door with a transom above, and a rectangular door surround with pilasters. The door is accessed by marble steps with iron handrails. A light fixture is mounted on the wall to the west of the entrance. There are ten window openings at the façade. Each basement window has a single vinyl-clad sash, with a masonry lintel above the window in the west bay. The remaining windows have replacement vinyl-clad double-hung sash units, together with jack arch lintels and masonry sills. The east elevation abuts against the adjacent building. The front portion of the west elevation has some exposed brick near the roofline. The south (rear) elevation has a wing that is a mirror image to 757 W. Fayette Street. It is clad with vinyl siding and has replacement fenestration with vinyl-clad double-hung sash windows.

The three-story altered Federal style rowhouse at 761 W. Fayette Street was constructed in the circa 1850s. The building has a raised basement. With an irregular plan, it is made of brick with finer bricks of stretcher courses applied to the façade. The side gabled roof is clad with bituminous material. The asymmetrical façade has three bays. The primary entrance is located at the west bay, and consists of a single wood paneled door with a transom above, and a rectangular door surround with pilasters. The door is accessed by marble steps with iron handrails. A light fixture is mounted on the wall to the east of the entrance. There are ten window openings at the façade. The basement windows each have a single vinyl-clad sash. The remaining windows have replacement vinyl-clad double-hung sash units, together with jack arch lintels and masonry sills. The east elevation abuts against the adjacent building. Most of the west elevation does as well, except for a stucco clad portion at the top. The south (rear) elevation has a wing clad with vinyl siding and has a flat roof with bituminous material. The wing has vinyl-clad double-hung sash windows.

The one- and two-story mixed-use building at 763 W. Fayette Street was constructed in circa 1920; it has no discernible style. With a nearly triangular plan, it is made of brick with finer bricks of stretcher courses applied to the façade and west elevation. Stucco clads part of the façade's first floor, which then wraps around to the west elevation; above the stucco walls are segments of metal cornices, with moldings and dentils, which wrap around the corner. The flat roof is clad with bituminous material. Just below

#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

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753-763 W. Fayette Street

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the parapet is a metal cornice with molding and dentils; both features wrap around the building's corner. The asymmetrical façade has three bays. The entrance to the residential second floor consists of a single door with a metal security door and a transom above; this is accessed by a marble stoop and has a brick lintel above. The store's primary entrance is located at the corner of the façade and west elevation. The single metal and glass door is sheltered by the principal roof and accessed by a concrete landing. A three-panel backlit, glass and metal sign situated above the corner entrance advertises "Chen Carry Out." The stucco coating obscures much of the original fenestration. The façade's first floor has two small window openings which are sealed in. The second floor has two paired and one single window, each one with vinyl-clad double-hung sash windows. The west elevation has a single door with metal security door located at the one-story south end. This elevation also has five small rectangular window openings that are sealed with plywood and have metal security bars. The windows at the second floor are placed singly and have the same window sashes as at the façade. This elevation also has another mounted sign advertising the business. The east elevation could not be observed. The south (rear) elevation shows the brick construction and has a single sealed in window with a brick sill.

These three buildings are located in Poppleton's urban setting, in a largely vacant area with a few rowhouses from a similar era, as well as circa 1920s commercial buildings, located to the north. The National Register of Historic Places (NRHP)-listed Poppleton Fire Station (B-2707 and B-3693) is located to the south along W. Baltimore Street, and the NRHP-eligible Fayette Street Methodist Episcopal Church (B-2702) is located to the east. As indicated in Attachment A of the Memorandum of Agreement for The Poppleton Housing Initiative, signed in 2006, the Maryland Historical Trust determined that only the southern portion of the 1975 Poppleton Historic Study Area is eligible for listing in the NRHP. The surroundings have been more recently developed, including the University of Maryland Biopark buildings to the west, and Martin Luther King, Jr. Boulevard and its associated landscaping to the south and east.

#### Historic Context

The evaluated buildings are part of West Baltimore's Poppleton residential neighborhood. Poppleton is today roughly bounded by W. Mulberry Street to the north, N. Fremont Avenue to the east, Carey Street to the west, and W. Lombard Street to the south. Poppleton was historically part of two Colonial-era estates, Welshes Adventure and Ridgely's Delight. Most of Poppleton was determined not to be eligible for the National Register of Historic Places.

Baltimore had a mere 25 wooden houses in the mid-eighteenth century. However, this would soon not be enough to accommodate a growing city that was incorporated in 1796 and had a population increase of 43% between 1790 and 1800. By 1816, rapid growth in and around Baltimore led the city to annex a large part of the surrounding territory, including the Poppleton area. This was the city's first step toward alleviating problems resulting from inconsistent growth, poorly designed streets, and inadequate drainage systems. The city appointed engineer-surveyor Thomas H. Poppleton, the area's namesake, to survey the newly annexed areas, lay out new streets, and stitch together the existing city fabric. His Plan of the City of Baltimore from 1823 described the current extents of the city and outlined a pattern for future growth. At the time, streets west of Eutaw Street had been laid out, but building development was only just beginning. The evaluated parcels had no buildings on Poppleton's map.

By the 1820s, the city and Poppleton's growth were further spurred by the Industrial Revolution which brought with it industry and workers, shifting away from a city reliant solely on the port for commerce and transportation. Industry expansion at this time was possible because of the Baltimore & Ohio Railroad; chartered in 1827, the line connected the ports to places far beyond Baltimore. The National Road from 1811 also played a significant role in this growth, as it connected Baltimore to states further west such as Ohio, Indiana, and Illinois. Areas like Poppleton quickly responded to the resulting housing needs. Rows of small houses were built for the working class, with larger architect designed homes for newly wealthy industrialists. By 1851, 2,000 new houses were being constructed annually, as compared to 400 residences twenty years before. The Plan of the City of Baltimore Maryland by Sidney & Neff, also from 1851, shows there to be development on the evaluated parcels, although it is highly likely that none of

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these are the same buildings as on the parcels today.

Poppleton is today roughly bounded by W. Mulberry Street to the north, N. Fremont Avenue to the east, Carey Street to the west, and W. Lombard Street to the south. Other street names in the neighborhood include W. Saratoga, W. Fayette, W. Baltimore, Carrollton, Schroeder, and Poppleton streets. Many of its street names pay homage to the United States' Revolutionary War era; Fayette, for example, was named after French hero Marquis de Lafayette who had visited Baltimore in 1824 and was welcomed by a grand ceremony.

From the beginning, people of different economic classes lived in Poppleton. One area with upper-income householders was located to the southwest of the evaluated buildings, on Lombard and Hollins streets, between Fremont Avenue and Poppleton Street. The existence of industry, much of it located south of W. Baltimore Street, and the need for servants in nearby wealthier households encouraged the presence of the working class in Poppleton. They generally lived in smaller two-bay, two-story houses, oftentimes on narrow, mid-block streets like W. Fairmount Avenue (historically Raborg Street) occupied by working class whites and African-Americans.

The 1869 E. Sachse & Co. bird's eye view of the City of Baltimore shows most of this area to be densely built-up, primarily with residential rowhouses with flat and side gabled roofs. Institutional buildings like churches and schools also dotted the neighborhood. This evaluated segment of W. Fayette Street had mainly residential rowhouses built for the professional class; the Fayette Street Methodist Episcopal Church was established in the 1840s just to the east of the evaluated properties. By 1893, Dr. Morris Wiener lived at 755 W. Fayette Street. He had moved from across the street at 744 W. Fayette Street. Dr. Wiener was a physician and also a noted writer and poet at the time. Born in Berlin in 1812, Dr. Wiener was a known writer in Germany before coming to the United States, eventually settling in Baltimore where he was a well-respected citizen. He was a doctor in the city, and was also an editor of the German Correspondent, a Baltimore German language newspaper. Wiener was about 81 years old when he moved into 755 W. Fayette Street. He practiced medicine out of his house, and also continued to write. He was best known for "The Seeress" and "The Orphan of Lucca," although it appears he and his work are largely forgotten in the United States today. After Wiener moved out of the house by 1900, the next occupant was also a German-born physician, Dr. Harry Glassman who practiced out of his residence.

The two- to three story and two- to three-bay Federal style rowhouse, with shallow gables and dormers on a moderately-pitched side gabled-roof, was a popular form in pre-Civil War Baltimore. Simpler variations could have a lower-pitched gabled-roof and no dormer. There was often a prominent brick chimney on a gable end, and shutters flanking the windows. The residence at 761 W. Fayette Street is a modest and altered example of a Federal style residence.

The Italianate style began in 1850, but became popular in neighborhoods like Poppleton after the Civil War. Influenced by the country villas in northern Italy, the style had originated in England as part of the Picturesque Movement that reacted to the formal classical influences in architecture up until that time. After 1850, many Baltimore rowhouses were either designed or remodeled to include Italianate stylistic features. The flat-roof design had become the preferred standard over the gable roof, typical of the Federal style. The buildings grew taller and windows were lengthened and widened, becoming shorter on each successive floor and emphasizing the façade's verticality. Large and generally elaborate cornices, typically supported on consoles and incorporating dentil molding, crowned the buildings. Elaborate ornamentation such as brackets was also associated with Italianate doorways and windows, and cast-iron was also incorporated in railings, balustrades, and widow boxes. Despite the elaborate nature of the new style, the Baltimore rowhouse retained its modest two-dimensional appearance; ornament continued to be applied to, rather than fully incorporated with, the façade. 755, 757, 759, and 761 W. Fayette streets are very modest and altered examples of Italianate-influenced rowhouses.

#### MARYLAND HISTORICAL TRUST REVIEW

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Even in as early as the 1890s, the dynamics of Poppleton began to change, with new suburbs attracting city residents, which lead to decreased populations. In addition, areas such as W. Fayette Street were becoming increasingly commercial. In circa 1920, 763 W. Fayette Avenue was constructed, demolishing a residential rowhouse. In addition, former single-family residences were being turned into rooming houses or apartments, as was the case with most of the evaluated rowhouses. The Women's Episcopal Home Missionary Society ran a boarding house at 755 W. Fayette Street from 1919 until 1922. In the 1930s, a section near the northeast corner of Poppleton was demolished for "slum clearance," and The Edgar Allen Poe Homes, a garden-style public housing project, was constructed in 1940 in the place of the former rowhomes. During the post-World War II years, the Poppleton area experienced a large loss of population. In addition, beginning in the 1960s, the construction of Route 40 along W. Mulberry Street and N. Martin Luther King Jr. Boulevard caused the demolition of hundreds of homes, destroyed the historic neighborhood cohesion, and interrupted the flow of traffic through the area.

Currently the Poppleton area surrounding the evaluated buildings is being redeveloped. A large number of buildings, both residential and commercial, are being demolished to make way for a new planned neighborhood development headed by the Department of Housing and Community Development and the Housing Authority. The project broke ground in 2010 to begin the first phase of the project. The area directly to the west of the evaluated area was recently developed as the University of Maryland Biopark. Meanwhile, the evaluated buildings continue to be occupied. The rowhouses retain most of their original ground plan and form, although the rear sections of 757, 759, and 761 W. Fayette streets have been re-clad and do not have their original fenestration. Other changes include new window units, doors and handrails. The building at 763 W. Fayette Street has replacement windows and doors, as well as a non-original stucco cladding at the first floor level.

#### Significance Evaluation

The properties at 755, 757, 759, 761, and 763 W. Fayette Street were evaluated for inclusion in the National Register of Historic Places (NRHP) Criteria A, B, and C, using the guidelines set forth in the National Register Bulletin, "How to Apply the National Register Criteria for Evaluation." The grouping was evaluated as a small district.

The evaluated district is part of the historic development of the Poppleton area. However, together it does not represent a historic trend. These residential rowhouses were part of Baltimore City's extensive growth into the Poppleton area, particularly due to the Industrial Revolution in the 1820s in major cosmopolitan areas in the United States. Early expansions went west into Poppleton where households of varying economic classes came to live and work. The properties at 755, 757, 759, and 761 W. Fayette Street were part of this context, but on their own they do not contribute to it in an important way. Meanwhile, the evaluated commercial building played a role in Poppleton's twentieth century changes as the area became more commercial and individual homes being turned into boarding houses. Most of the rowhouses were converted into boarding houses or apartments during this time. However, these properties do not have significance within this context. Therefore, the evaluated parcels do not have an important association with events that have made a significant contribution to the broad patterns of our history, and therefore this district is not eligible under Criterion A.

The building at 755 W. Fayette Street is associated with Dr. Morris Wiener, who was a respected German writer and physician during the nineteenth century. However, it appears he is largely forgotten in the United States today, and did not spend his productive years in this residence. Therefore, this property and the district are not eligible for the NRHP under Criterion B.

The evaluated district represents modest and altered examples of Federal and Italianate inspired rowhouses, as well as nineteenth and early twentieth century one-story commercial buildings. At the times that they were constructed, these were the designs of choice. To be eligible, these buildings would need to embody character-defining features that would make these buildings good examples of their style and/or type. This is not the case for these properties. They are not the work of a master and exhibit common

#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

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materials and forms which have been altered over time; windows and doors have been replaced and new wall cladding added. Collectively, these alterations obscure the buildings' historic appearances and their integrity of design and materials. Because these buildings do not convey any distinctive characteristics or artistic values and have been altered, they are not representative examples of their style and/or type. In addition, the buildings together do not constitute a historic district, and therefore are not eligible under Criterion C.

The properties at 755, 757, 759, 761, and 763 W. Fayette Street were not evaluated under Criterion D as part of this assessment.

Based on the evaluated criteria, the buildings at 755, 757, 759, 761, and 763 W. Fayette Street are not eligible for listing in the NRHP.

#### Works Consulted

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#### MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended \_\_\_\_\_

Eligibility not recommended \_\_\_\_\_

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Sidney & Neff. Plan of the City of Baltimore Maryland, June 1851.

Stanton, Phoebe B. Poppleton Study, volume 1, 1975.

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Torbati, Yeganeh June. "Developers and City Officials Break Ground on Poppleton Housing Development." The Baltimore Sun. 22 October 2010.

United States Census, 1880 and 1890.

**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended \_\_\_\_\_ Eligibility not recommended \_\_\_\_\_

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**ATTACHMENT A  
THE HISTORIC DISTRICT ADJACENT TO  
THE POPPLETON HOUSING INITIATIVE PROJECT AREA  
AS DEFINED IN THE 1975 POPPLETON HISTORIC SURVEY  
BALTIMORE, MARYLAND**

The Maryland Historical Trust has determined that only the southern portion of the 1975 Poppleton Historic Study Area is eligible for listing in the National Register of Historic Places and is, therefore, listed in the Maryland Register of Historic Properties. The historic district has not yet been named in order to avoid any confusion with the current redevelopment efforts being undertaken in the northern portion of the Poppleton Historic Survey Area (which was determined ineligible for listing in the National Register/Maryland Register). Although the Poppleton Housing Initiative will not directly affect the historic district, it will introduce new visual and audible elements and it has the potential to spark new development that may extend within the boundaries of the historic district. Those boundaries are generally defined as follows:

Northern Boundary - West Baltimore Street

Southern Boundary - West Pratt Street

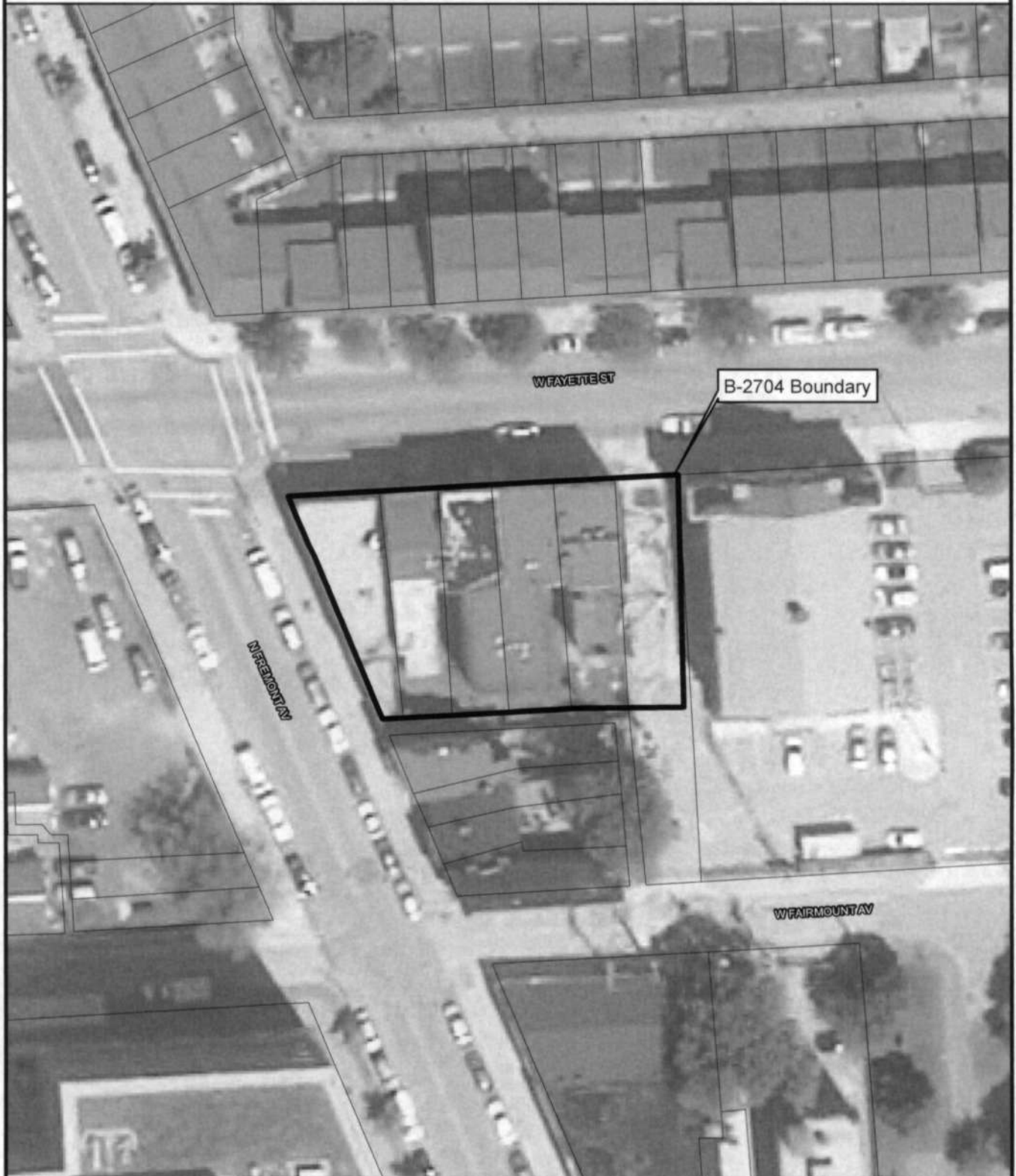
Western Boundary - the boundaries of the Union Square and Franklin Square National Register Historic Districts.

Eastern Boundary - Martin Luther King Jr. Boulevard and the boundaries of the Barre Circle National Register Historic District.

The National Register of Historic Places Nomination that will be prepared for the historic district should also include the few properties within the 900 Block of Lemmon Street that compose the small, local Railroad Historic District.



**753-63 W. Fayette Street (B-2704)**  
**753-63 W. Fayette Street**  
**Baltimore, Maryland**

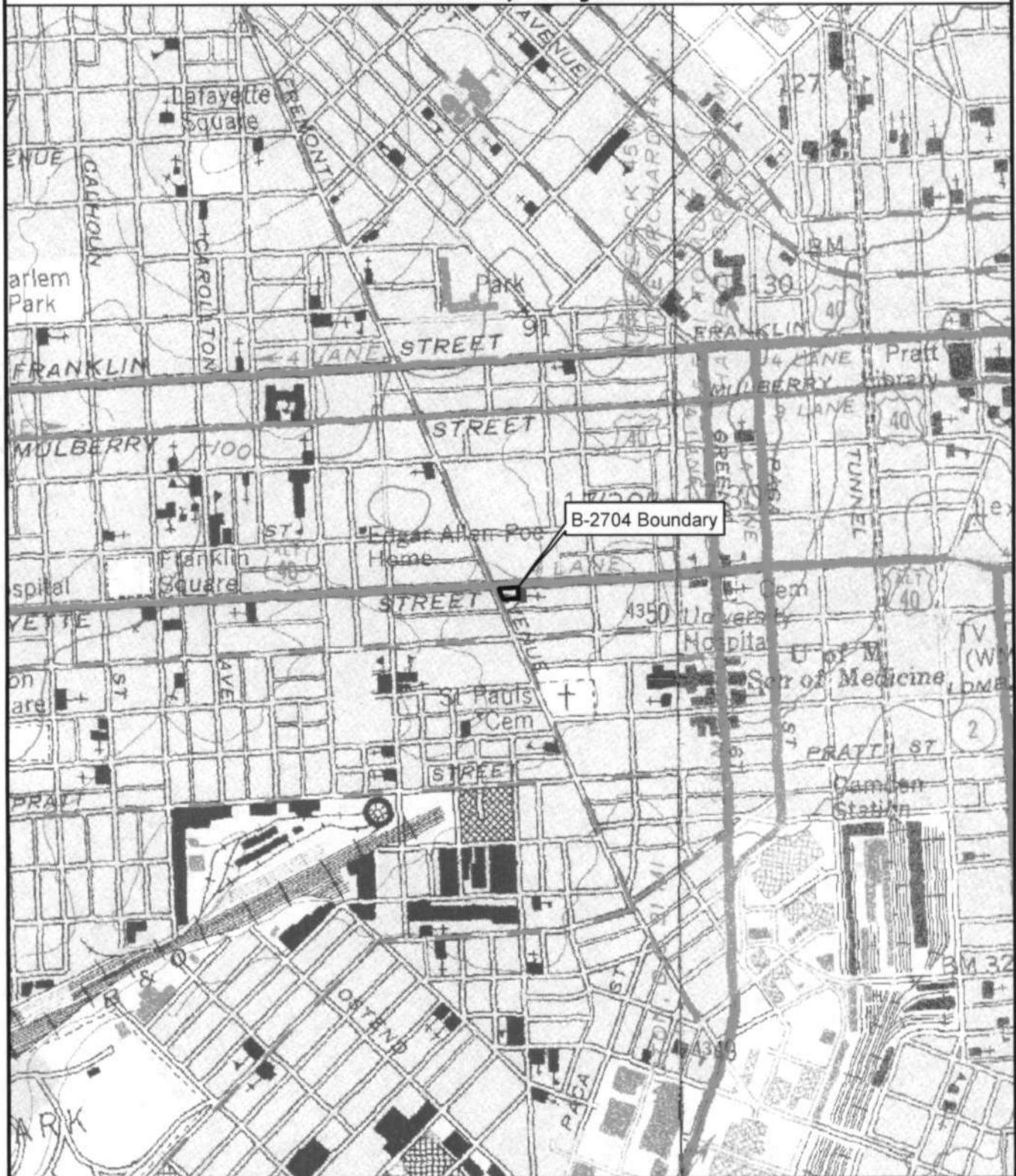


**Site Plan**

0 25 50 100  
Feet

May 2012

**753-63 W. Fayette Street (B-2704)**  
**753-63 W. Fayette Street**  
**Baltimore, Maryland**



**Location Map**

0 500 1,000 2,000  
Feet

May 2012

Source: Baltimore West and East  
USGS 7.5' DRGs

PHOTO LOG

**B-2704, 753-763 W. Fayette Street**

B-2704\_2012-02-21\_01

-North facades, looking southwest

B-2704\_2012-02-21\_02

-West elevation, looking southeast at 763 W. Fayette Street.

B-2704\_2012-02-21\_03

-North façade, looking south

B-2704\_2012-02-21\_04

-North façade, east elevation, looking southwest

B-2704\_2012-02-21\_05

-North facades, looking south

B-2704\_2012-02-21\_06

-Detail above entrance at northwest corner at 763 W. Fayette Street

HP 100 Gray Photo ink on HP glossy premium plus photo paper. CD-R Gold.



B-2704

753-763 W. Fayette Street

Baltimore City, MD

B. Roberts

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North facades, looking southwest, streetscape

1/6





B-2704

753-763 W. Fayette Street

Baltimore City, MD

B. Roberts

2/21/12

West Elevation, looking southwest at

763 W. Fayette Street

2/6



B-2704

753-63 W. Fayette Street

Baltimore City, MD

B. Roberts

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North facade, looking south at 753 W. Fayette Street

3/6





B-2704

753-63 W. Fayette Street

Baltimore City, MD

B. Roberts

2/21/12

North facade, East elevation,  
looking southwest at 755 W. Fayette Street

4/6



B-2704

753-63 W. Fayette Street

Baltimore City, MD

St. Roberts

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North Facades, looking south at

752-59 W. Fayette Street

5/6

龍 CHEN 城  
CARRY OUT  
CHINESE FOOD • GROCERY STORE • LAUNDROMAT

B-2704

753 - 763 W. Fayette Street

Baltimore City, MD

B. Roberts

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Detail above entrance at northwest corner of  
763 W. Fayette Street

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POPPELTON HISTORIC STUDY

B-2704  
MAG# 0427045504

<u>Block</u>	<u>Lot</u>	<u>Address</u>
626	43-39	753-763 W. Fayette Street

Approximate age

<u>1800-1845</u>	<u>1845-1860</u>	<u>1865-1880</u>	<u>1880-1896</u>	<u>1896-on</u>
761		753-759		763

<u>Rating</u>	<u>Architectural</u>	<u>Condition</u>
A	Significant-save	good fair poor bad
B	Quality-Indiv./groups-save	good fair poor bad
C	Important to street/groups	good fair poor bad
D	Insignificant/detrimental	good fair poor bad

Notable features:

These are late houses, to judge by their cornices, though the doorways are in an 1850's mode. Number 761 is a 2½ story and is characteristic of the 1840's. Number 763 is modern and inconsequential.

These should be kept if possible.

Environmental context:

Numbers 761, 759 and 757 are vacant. Facing public housing and busy street; needs large street trees.



Sun, 9 September 1842

In Fayette Street, near Cove, four brick dwelling houses, each two stories high with an attic, are just in the act of being completed. They are elegant structures. One of them is owned by David Carson, Esq. and the other three by James C. Hoopes, Esq. . . Parsonage house has been erected, two stories high with attic, elegant, spacious and convenient. It is attached to the Fayette Street station. In the rear of the parsonage and fronting on another street, neat dwelling, of brick has been erected, intended to be occupied by the sexton of the church near which it stands. These dwellings complete a continuous line of houses on both sides of Fayette, from Pine Street to Cove, and gives the street for that distance the appearance of finish. This part of Fayette Street is attractive as a place of residence on many accounts; and especially because the owners have displayed a uniform and highly commendable taste in decorating the street with trees. An unbroken line of trees runs from Pine to Cove, consisting of the English ash, the Linden, the Elm and the Pride of China. As an additional ornament, sums of money have been lavished on several private gardens which together with the trees will give this part of Fayette Street a cheerful appearance, especially in spring.

B-2704  
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Block 626 Lots 039-043  
Baltimore City  
Baltimore West Quad.

